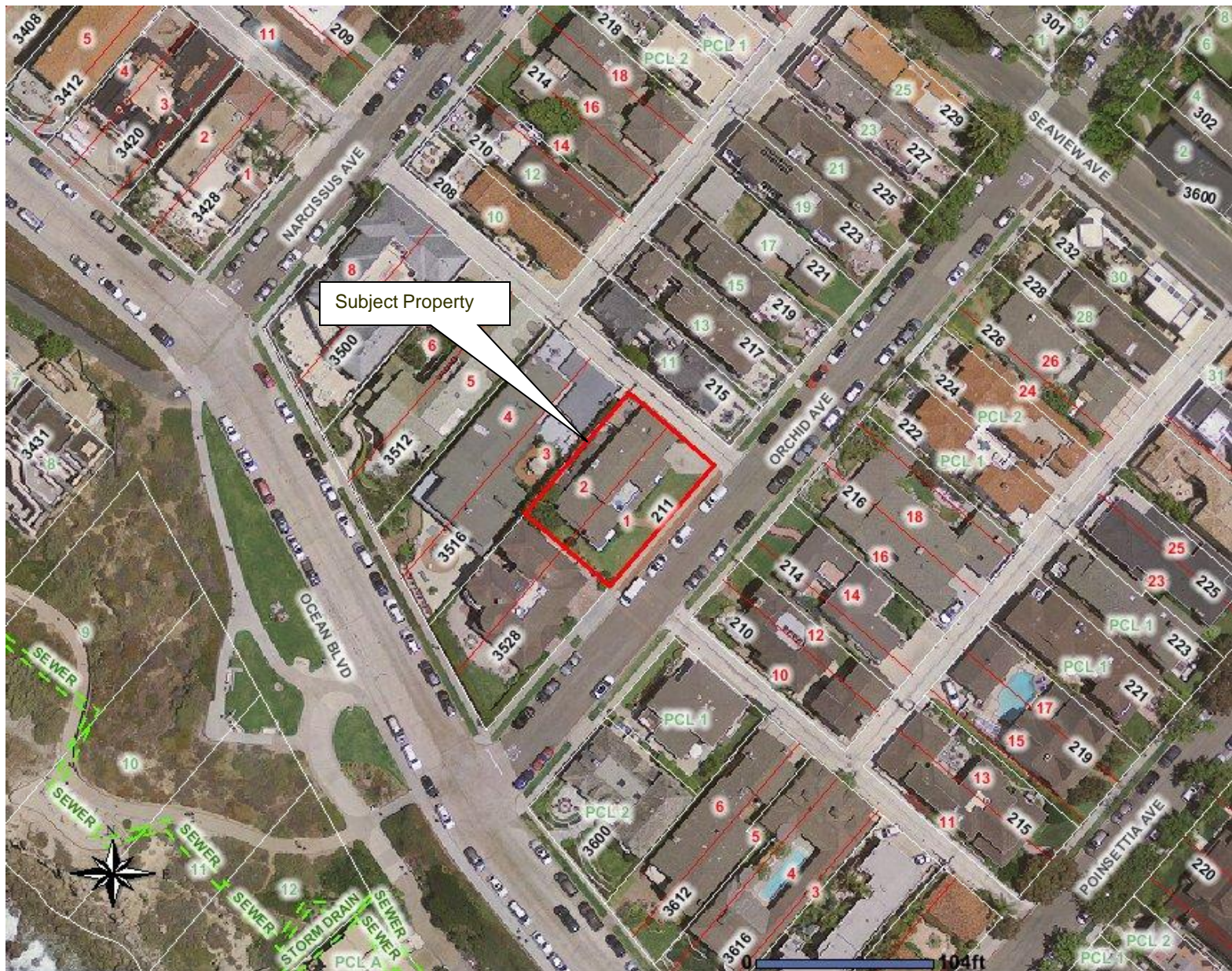




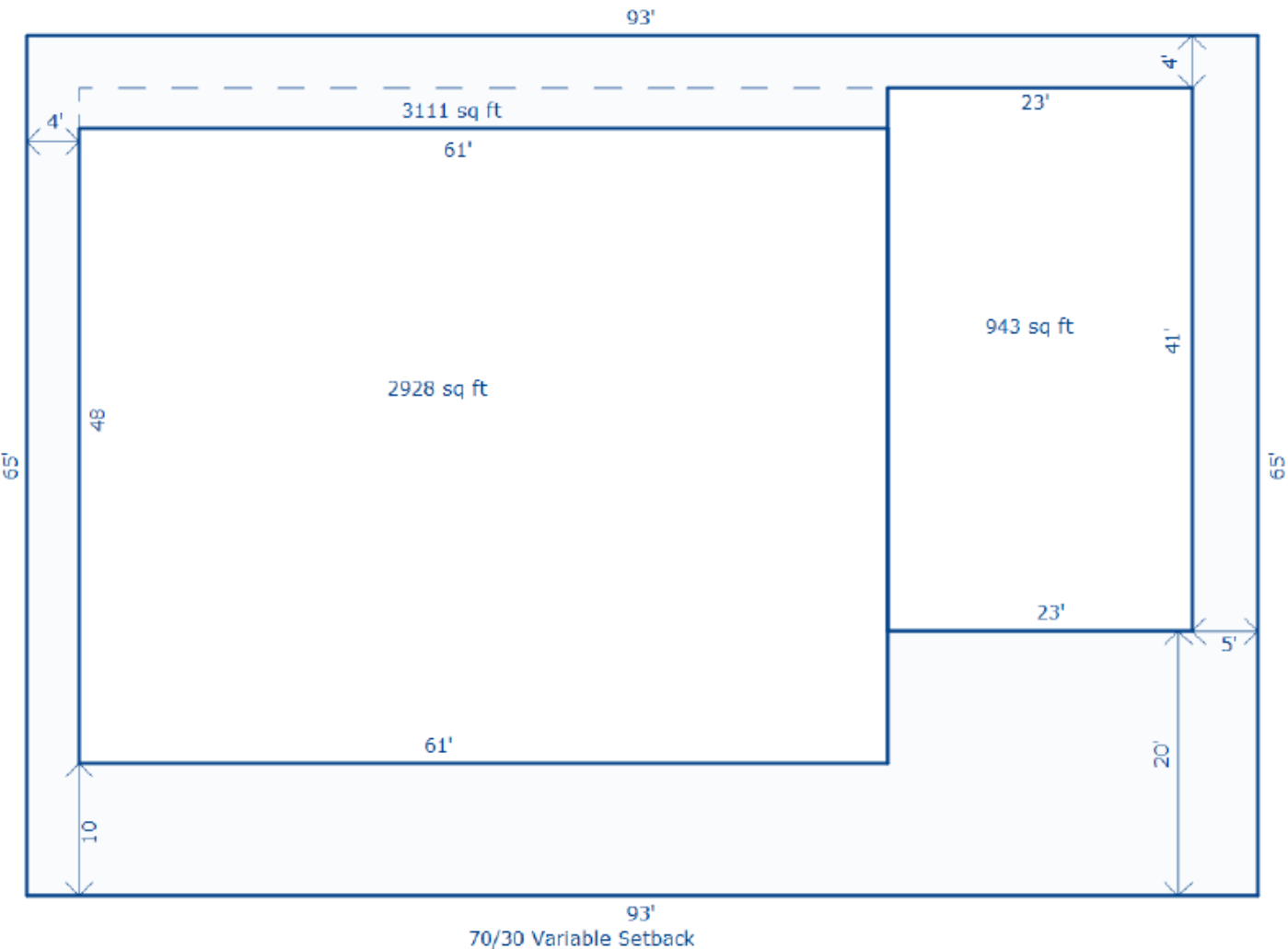
**Planning Commission Meeting
April 5, 2012**

**211 Orchid Avenue
Alternative Setback Determination**

Vicinity Map



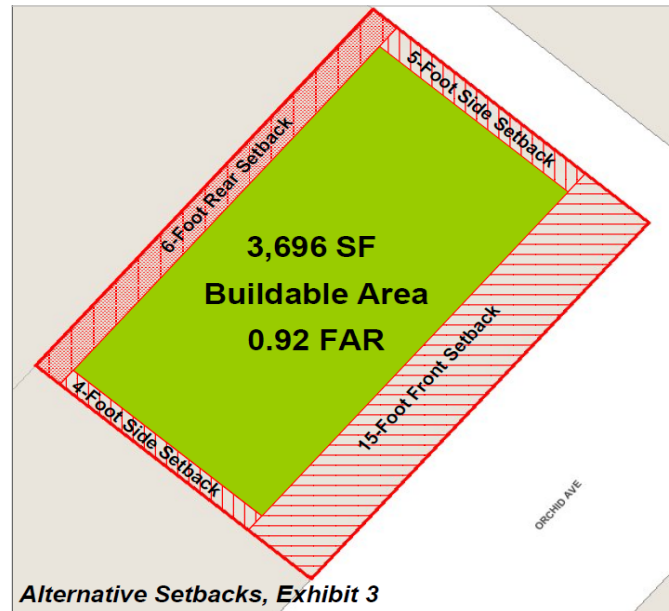
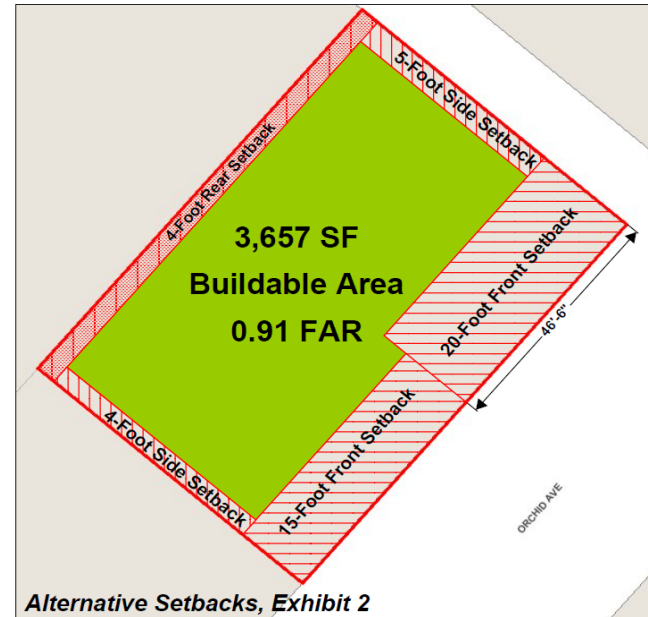
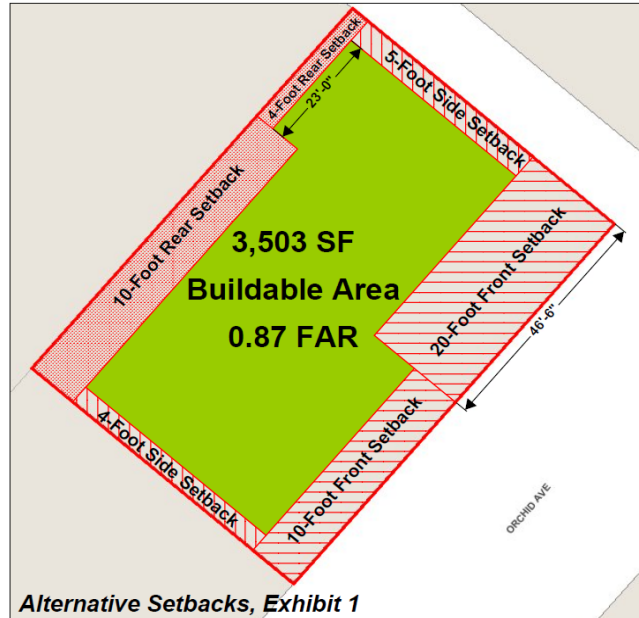
Applicant's Alternative Proposal



7' Rear Setback Compromise
3871 Total Pad Area X 1.5 = 5806 sq ft House
.96 FAR

4' Rear Setback
4054 total pad area x 1.5 = 6081 sq ft House
1.01 FAR

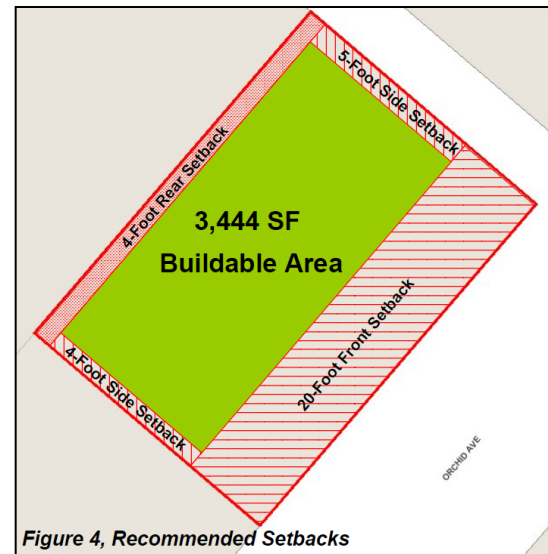
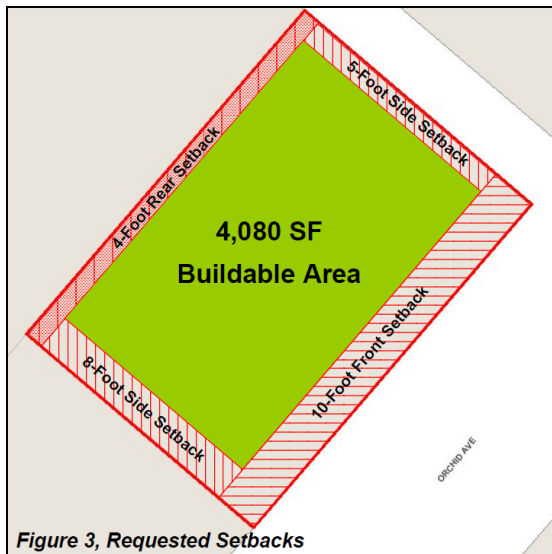
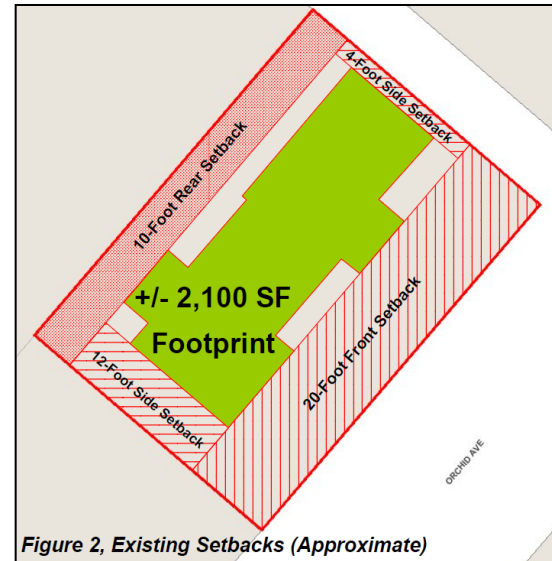
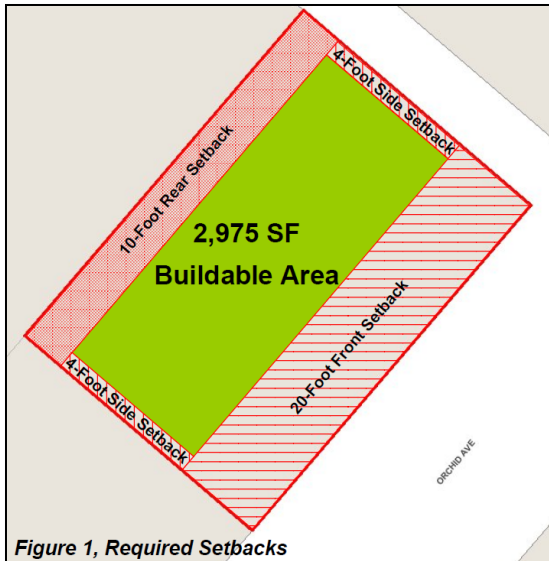
Alternative Proposals: FAR range .87 to .92

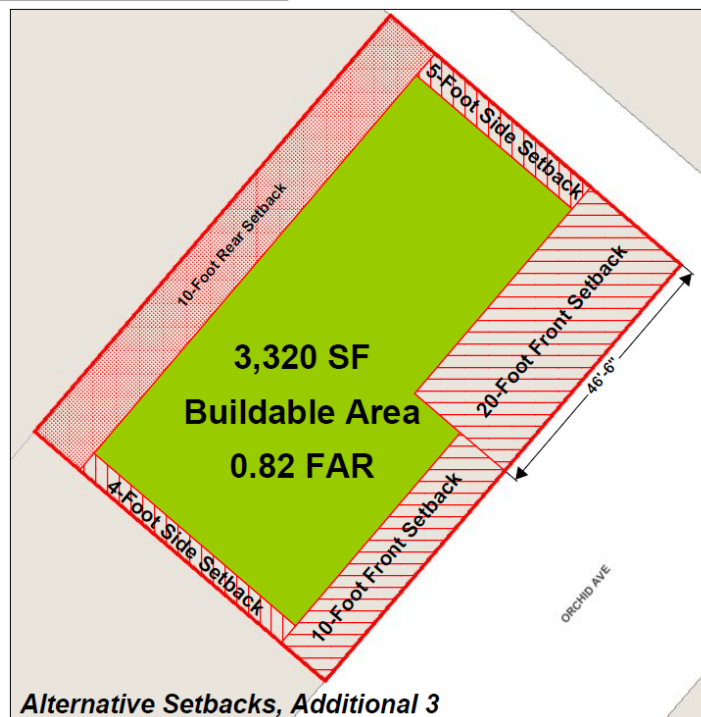
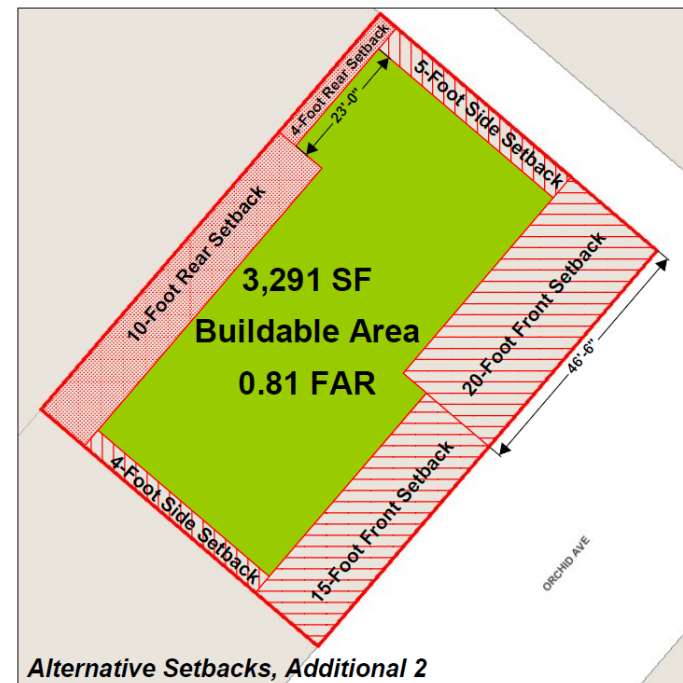
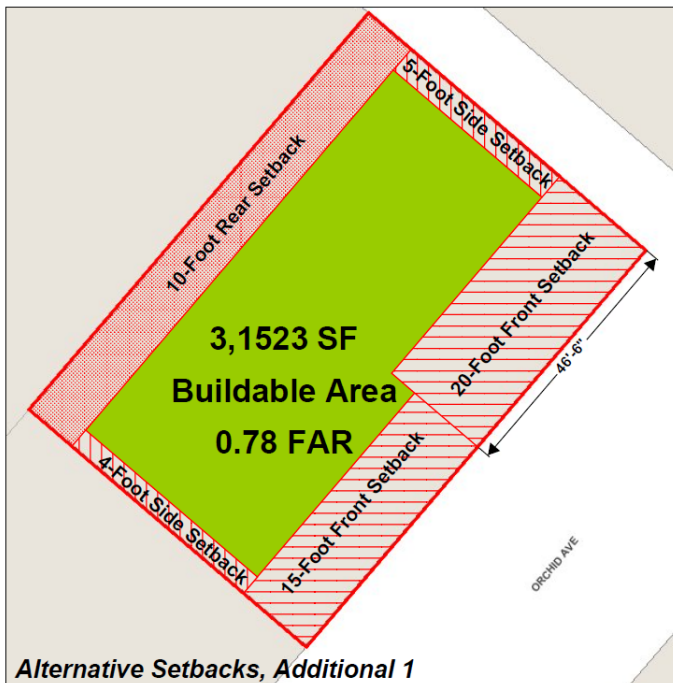


Alternative Setbacks and FAR Analysis

211 Orchid Avenue (Subject Property)	Lot Size (SF)	Buildable Area (SF)	Max Floor Area (SF)	Floor Area Ratio
<u>Required Setbacks:</u> F-20, S-4, S-4 (alley), R-10	6,045	2,975	4,463	.74
<u>Applicant's Originally Requested Setbacks:</u> F-10, S-8, S-5 (alley), R-4	"	4,080	6,120	1.01
<u>Applicant's Alternative Proposal</u>				
F-20 (from alley 28'), 10 (65') R-4 (from alley 28'), 7 (65') S-5 (alley), S-4		3,871	5,806	.96
<u>Staff's Recommended Setbacks:</u> F-20, S-4, S-5 (alley), R-4	"	3,444	5,166	.85
<u>Staff's Original Alternative Recommendation:</u> F-15, S-4, S-5 (alley), R-4	"	3,864	5,796	.95
<u>Staff's Additional Alternative Setbacks</u>				
1) F-20 (from alley 46.5'), 10 (46.5') R-4 (from alley 28'), 10 (65') S-5 (alley), S-4	"	3,503	5,254.50	.87
2) F-20 (from alley 46.5'), 15' (46.5') R-4 S-5 (alley), S-4	"	3,657	5,486	.91
3) F-15 R-6 S-5 (alley), S-4	"	3,696	5,544	.92
Neighboring Lots				
215 Orchid Ave (30 x 118) F-20, S-3, R-5	3,540	2,232	3,348	.95
214 Orchid Ave (45 x 118) F-20, S-4, R-5	5,310	3,441	5,161	.97
216 Orchid Ave (62 x 118)	7,316	5,022	7,533	1.02
3528 Ocean Blvd (as existing - approx. 65 x 100) F-25, S-4, R-10	6,500	3,705	5,558	.86

Setbacks: Required, Existing, Original Request, and Recommended





Site Photos

Photo 1: View along Orchid Ave.



Photo 2: View from 215 Orchid Ave.



View from 215 Orchid Avenue First Floor Side Window





